



## Spruce Grove

Darlington DL3 8NW

Offers In The Region Of £160,000



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A well presented deceptively spacious two bedroom apartment coming to the market with no onward chain.

The property in our opinion would suit a variety of purchasers and lies within easy reach of Cockerton Village, A66, A1, popular schooling and other amenities.

## Entrance Hall

## Lounge/Dining Room

19'10 x 17'1 (6.05m x 5.21m)

## Kitchen

32'9" x 19'8" x 42'7" x 13'1" (10'6 x 13'4)

## Bedroom 1

14'9 x 14'2 (4.50m x 4.32m)

## Bedroom 2

15'11 x 10'1 (4.85m x 3.07m)

## Bathroom

## Externally

There is an allocated garage

## Council Tax

Band D

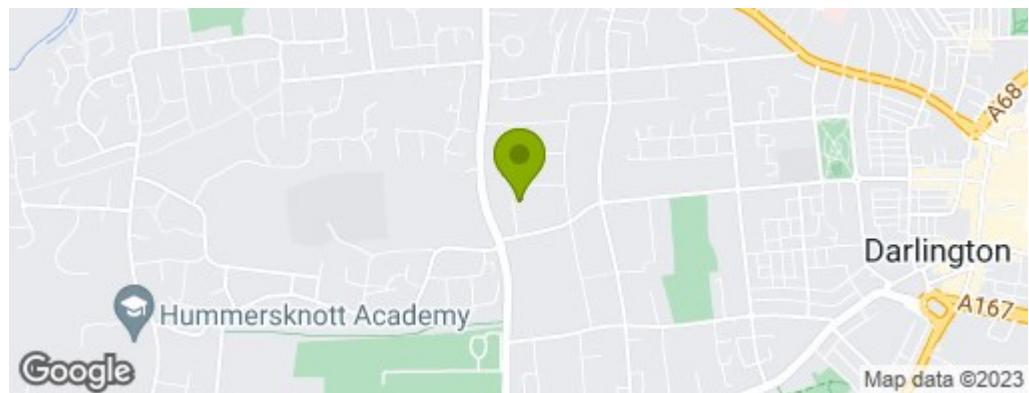
## Tenure

This property is Leasehold  
951 years left on the Lease

Service Charges: £75 per month to include ground rent and insurance

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



## Property Information

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